

# **THE BRISTOL PLANNING BOARD WILL HOLD A REGULAR MEETING**

**TUESDAY, SEPTEMBER 21, 2004**

**7:00 p.m.**

**Burnside Building**

**400 Hope Street (corner of Hope and Court Streets)**

**Bristol, Rhode Island**

## **T O P I C S   O N   T H E   A G E N D A**

### **1. Minutes**

### **2. Town Council Business**

**a) Recommendation on Change of Zone Petition for Michael Fonseca  
At Gooding Avenue (Plat 98, Lot 11) from General Business (GB) with  
conditions to General Business (GB) with no conditions.**

### **3. Town Administrator Business**

#### **Administrative Subdivision**

**4. Joseph and Donna Silvia – Proposal to move lot line between  
existing lots 85 and 95 on Plat 33. Properties located at 19 and 21  
Goulart Avenue in an R6 zone. Owners: Laurinda Furtado and  
Joseph and Donna Silvia/Applicant: Joseph and Donna Silvia**

**5. Kerry P. Tyson/Elizabeth Sullivan – Proposal to move lot line**

**between existing lots 26 and 35 on Plat 16. Properties located at the southwest corner of Walley and High Streets and intersection of High and Hope Streets; 120 Hope Street and 30 Walley Street in an R6 zone. Owners/Applicant: Kerry P. Tyson and Elizabeth Sullivan.**

### **Minor Subdivision**

**4. Jackson Pacheco Builders – Final Review for Minor Subdivision to create 2 lots on the southwest corner of the intersection of Birchwood Drive and Juniper Court and move lot line with abutting property of Ferreira to convey 20' strip of land. R15 zone. Plat 133, Lot 83. Owners: Charlene M. Stanzione and Augustine and Terry Ferreira/Applicant: Jackson Pacheco Builders.**

**5. Charles Marshall, et al. – Preliminary Review for proposal to re-divide lots 111 and 112 on Plat 30 resulting in 2 lots, each improved with an existing dwelling. Application pending with the Zoning Board for dimensional variances. Owners/Applicants: Charles Marshall, Michael Marshall, Patricia Green and Frances Whalon.**

**6. Robert and Marie Rondeau – Preliminary Review for proposal to create 3 lots on the northwest corner of Metacom Avenue and Chestnut Street in an R15 zone. Plat 108, Lot 7. Owners/Applicants: Robert and Marie Rondeau.**

## **Development Plan Review**

**7. 1000 Commercial Way (Displayworld/Patton) – Preliminary Review for proposal to construct a 40,500 square feet warehouse addition to the existing manufacturing building at the northwest corner of Broadcommon Road and Bristol Woods Drive. Property in an M zone. Plat 103, Lots 6,7, and 10. Owner/Applicant: 1000 Commercial Way, LLC.**

## **Major Land Developments and Major Subdivisions**

**8. Lisa Lane Extension – Reinstatement of Master Plan and Preliminary Review and Public Hearing for proposed major subdivision to create 10 lots with 2 acres of open space and an extension of Lisa Lane as a cluster subdivision. Proposal located west of Lisa Lane, east of Metacom Avenue and south of Casey Drive. Plat 128, Lot 2 R15 zone. Owner/Applicant: JT O’Connell Realty Company.**

**9. Tavares Farm – Master Plan Review and Public Informational Meeting for proposed major subdivision to create 19 lots in 2 phases as follows: Phase 1 with 15 lots and 39 acres of open space with a new road off of Hope Street and Phase 2 with 4 lots on Metacom Avenue. Property located approximately 80’ south of intersection of Echo Farm Drive and Hope Street. Plat 92, Lot 2. R15 Mandatory Cluster Overlay. Owner: Tavares Family Trust/Applicants: Ronald J.**

**Louro, Heidi DaSilva and Paul Caromile.**

**10. Elm Farm - Final Review of major subdivision to create 10 lots with 1 acre of open space and new road called Elm Farm Road off of Hope Street. Property located approximately 80' south of intersection of Terrace Drive and Hope Street. Zone R15 mandatory cluster overlay. Owner/Applicant: Ronald J. Louro and Heidi DaSilva.**

## **PERFORMANCE GUARANTEES**

**11. ELJ – Request maintenance guarantee release for Etelvina Court**

**12. Anthony Nunes – Request bond release for Hartwell Estates and partial performance guarantee release for East Bay Industrial Park**

**13. Pacheco – request performance guarantee release for Maple Shade Court**

**14. King Philip Development – request partial guarantee release for Cassidy Estates**

**15. Captain John DeWolf Section 3A**

**16. Bordertown**

## **OTHER**

**Reports/Referrals from the Administrative Officer and/or Technical Review Committee**

**17. Thames Street Landing – request of developer to phase**

**installation of lights in the parking lot.**

**18. Correspondence**

**a. Received**

**b. Sent**

**19. Adjourn**